



**Ordinance Number:** 16-28

**Petition Number:** 1609-PUD-15

**Petitioner:** MI Homes of Indiana, LP by Nelson & Frankenberger

**Request:** A text amendment to modify the architectural standards for the Springmill Trails Planned Unit Development (PUD).

**Current Zoning:** Springmill Trails PUD District

**Current Land Use:** Residential

**Exhibits:**

1. Ordinance 16-28
2. Staff Report
3. Aerial Location Map
4. APC Certification

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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### **Petition History**

This petition was introduced at the August 8, 2016, City Council Meeting. The petition received a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation at its September 6, 2016, meeting. The petition is eligible for adoption consideration at the September 12, 2016, Council meeting.

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### **Project Overview**

**Project Location:** The Petitioner is requesting an amendment to the Springmill Trails Planned Unit Development (PUD) District Ordinance No. 11-19 (the "PUD Ordinance") for the 50.3 +/- acres located on the southwest corner of 186<sup>th</sup> Street and Casey Road (see **Exhibit 3**).

**Project Description:** The proposal is to modify the architectural standards by reducing the thickness of the permitted vinyl siding and adding garage door treatment options of the Springmill Trails PUD (the "Proposal"). A full summary of the proposal can be found in Sections 3 and 4 of the proposed PUD amendment (see **Exhibit 1**).



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**Procedural**

**Public Hearing:** Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the September 6, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

**Statutory Considerations:** The Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- 1) The Comprehensive Plan
- 2) Current conditions and the character of current structures and uses
- 3) The most desirable use for which the land is adapted
- 4) The conservation of property values throughout the jurisdiction
- 5) Responsible growth and development

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**Recommendations / Actions****APC Recommendation**

At its September 6, 2016, meeting, the APC forwarded a favorable recommendation of this petition to the Council (vote of: 9 in favor, 0 opposed) (see **Exhibit 4 – APC Certification**)

**City Council**

Introduction: August 8, 2016  
Eligible for Adoption: September 12, 2016  
Submitted by: Amanda Rubadue, Associate Planner  
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